

Town & Country

Estate & Letting Agents

Chapel Street, Ponciau, Wrexham

£129,950



Situated in the heart of this popular village on an unadopted road, this two-bedroom terraced home offers convenient access to Wrexham city centre, motorway links, and local amenities. The property benefits from gas central heating and UPVC double glazing, with accommodation comprising a porch, living room, kitchen, bathroom, two bedrooms, and a cloakroom WC. To the rear is a sunny, low-maintenance gravel garden.

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DESCRIPTION

Located in the heart of this popular village, on an unadopted road, this property offers easy access to Wrexham city centre, local motorway networks, and a range of day-to-day amenities and facilities. This two-bedroom terraced property benefits from gas central heating and UPVC double glazing. In brief, the accommodation comprises an entrance porch, living room, kitchen, bathroom, and a first-floor landing providing access to two bedrooms and a cloakroom WC. Externally, the rear of the property features a predominantly gravelled, low-maintenance garden that enjoys a sunny orientation.



LOCATION

Ponciau is a well-connected village located just a short drive from Wrexham city centre. Known for its strong sense of community, the area offers a range of everyday amenities including shops, schools, parks, and cafes. It also benefits from excellent transport links, with easy access to the A483 for commuting to Chester, Shrewsbury, and beyond. Nearby Ponciau Banks Park provides green open space, walking trails, and recreational facilities, making the village ideal for families and outdoor enthusiasts alike.

PORCH

The property is entered via a leaded and stained glass UPVC double-glazed front door, opening onto a ceramic tiled floor.

There is a small window to the side elevation and a partially glazed internal door leading to the living room.



LIVING ROOM

14'8 x 13'0 (max)

Featuring partial ceramic tiled flooring, stairs rising to the first floor, recessed ceiling downlights, and a window to the front elevation with a radiator below. A partially glazed door leads to the kitchen. A charming Inglenook-style exposed brick and beam fireplace with a cast iron log burner set on a ceramic tiled hearth adds character to the room.



KITCHEN

14'5 x 11'1

Fitted with a range of wood grain effect wall, base, and drawer units with stainless steel handles, and ample work surfaces. The kitchen houses a stainless steel single drainer sink unit with mixer tap and tiled splashback, an integrated stainless steel oven, hob, and extractor hood. There is space and plumbing for a washing machine, a radiator, recessed ceiling downlights, and ceramic tiled

flooring. A door opens to the bathroom, and a window along with an opaque UPVC double-glazed door leads to the rear garden.

FIRST FLOOR LANDING

With doors leading to both bedrooms and the cloakroom WC.



CLOAKROOM W/C

5'0 x 2'10

Fitted with a dual flush low-level WC, ceramic tiled flooring, and a skylight.



BEDROOM ONE

10'3 x 9'10

With a window to the front elevation, a radiator, and fitted double wardrobes featuring wood grain effect doors and stainless steel handles.



BEDROOM TWO

12'5 x 8'0 (max)

With a window to the rear elevation, radiator below, and a built-in cupboard housing the Worcester gas combination boiler. Also includes a loft hatch with retractable ladder access.



BATHROOM

7'2 x 4'2

Installed with a panelled bath with mixer tap and shower extension, a dual flush low-level WC, and a pedestal wash hand basin. The room features a ceramic tiled floor, fully tiled walls, a radiator, a window to the rear elevation, an extractor fan, and recessed ceiling downlights.



EXTERNALLY

A low-maintenance, predominantly gravelled rear garden with a timber shed and a dated right-of-way access. The garden benefits from a sunny aspect.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band B - £1706.00

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

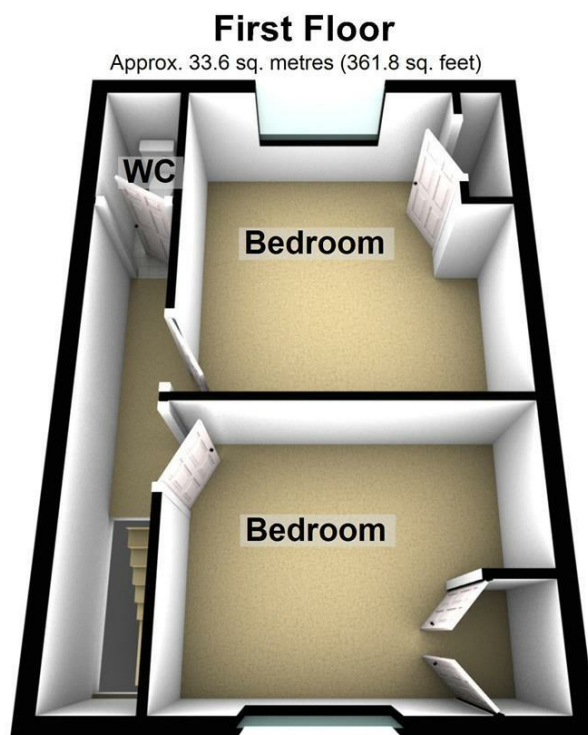
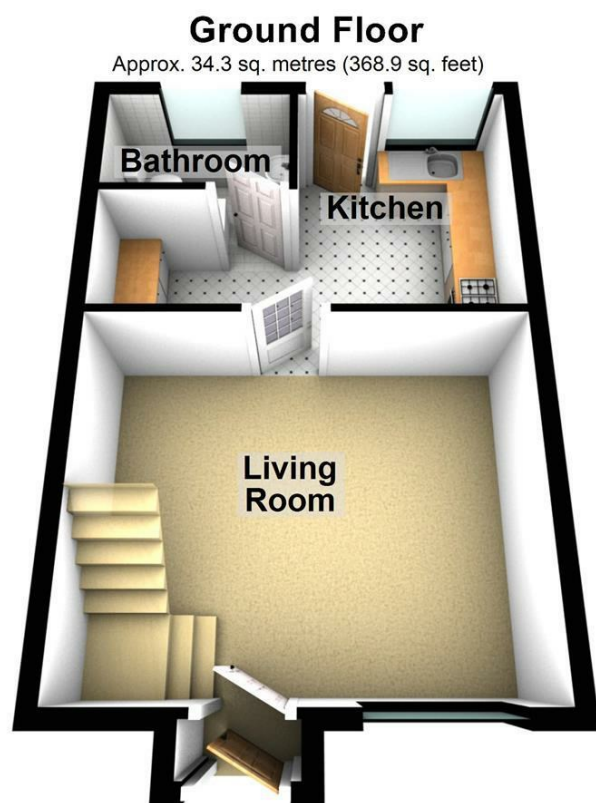
If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount

may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF
YOU DO NOT KEEP UP REPAYMENTS ON
YOUR MORTGAGE.



Total area: approx. 67.9 sq. metres (730.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.